

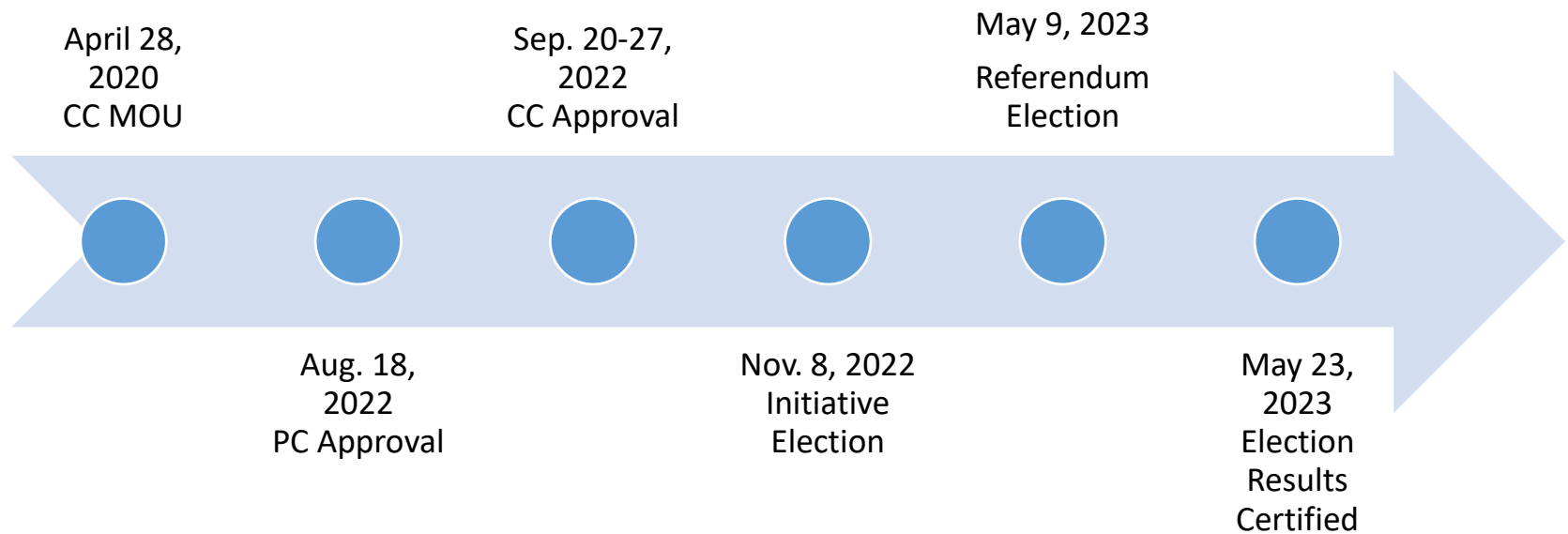


**Tentative Tract Map 22-01
VTTM No. 83966
The Meadows at Bailey Canyon**

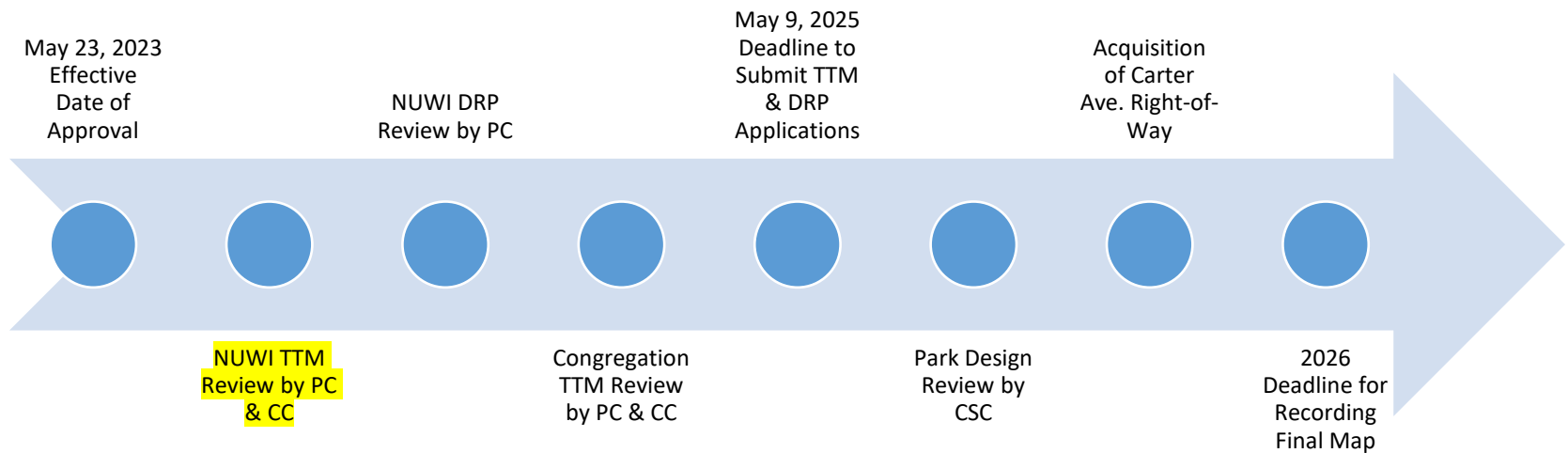
City Council Public Hearing
February 27, 2024

Planning & Community Preservation Department

Project Timeline: Phase I



Project Timeline: Phase II



Legislative Approvals: Phase I

- General Plan Map Amended
 - Land use designation amended from Institutional to Residential Low Density
- Zoning Map Amended
 - Zoning designation amended from Institutional to R-1 Single Family
- Specific Plan Approved
 - Established development and architectural standards for parcel
- Development Agreement Approved
 - Established procedural steps for development and secured concessions for the City
- Final EIR Certified
 - Findings and a Statement of Overriding Considerations adopted
 - Mitigation Monitoring and Reporting Program adopted

Quasi-Adjudicatory Approvals: Phase II

- Tentative Tract Map to subdivide lots
 - Reviewed by PC & CC
 - 5 Hearings Apply
- Design Review Permit to develop homes
 - Reviewed by PC
 - 5 Hearings Apply
- Parcel Map to subdivide lots
 - Reviewed by PC & CC
 - 5 Hearings Apply
- Carter Avenue Road Widening
 - Reviewed by County & City Staff
 - Condition of Final Map Recordation

REVIEW OF THE SUBDIVISION

CAL FIRE

- Safety Element was adopted along with the State-compliant City of Sierra Madre 6th Cycle Housing Element which included Meadows project. CAL FIRE found the Safety Element was in compliance on November 5, 2021. No comments on the Project were received.
- Notice of Completion submitted Cal Fire among the state agencies reviewing the Project on August 2, 2021. CAL FIRE did not provide comments on the Draft EIR by the deadline.
- The City's Fire Marshal contacted CAL FIRE to provide formal notice of the Tentative Tract Map. On February 16, 2024, Cal Fire responded, "The notification completes the requirements of 14 CCR 1270.04 for the City of Sierra Madre. The Department of Forestry and Fire Protection will not be reviewing or commenting on the Tentative Tract Map."

CEQA

- The proposed project qualifies for a Categorical Exemption (Class 3), pursuant to Section 15182(c) - Residential Projects Implementing Specific Plans of the California Environmental Quality Act (CEQA). "Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments."





Applicant's Request

Tentative Tract Map application 22-01 including
Vesting Tentative Tract Map No. 83966

Subdivides the 17-acre site into 42 single-family residential lots,
6 open space lots, and one City public park

The Meadows at Bailey Canyon Project

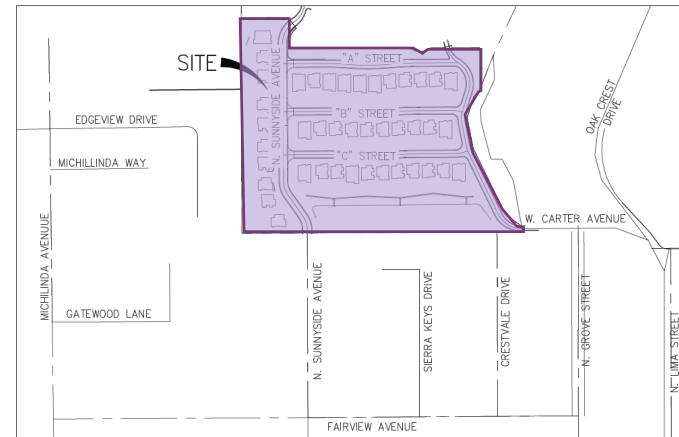
700 North Sunnyside Avenue

Assessor's Parcel Number 5761-002-008



Background

- City Council Resolution No. 22-58 approved the GP Land Use Map Amendment, Certified Final EIR, and Lot Line Adjustment
- The Meadows at Bailey Canyon Specific Plan was adopted by City Council Ordinance No. 1461, effective May 23, 2023
- Tentative Tract Map is required for all subdivisions
- Tentative Tract Map must be consistent with the Specific Plan
- The Specific Plan identified 42 parcels, landscape areas, and a public park
- On February 4, 2024, the Planning Commission adopted Resolution 24-01 recommending the City Council conditionally approve the Tentative Tract Map that is consistent with the Specific Plan



SPECIFIC PLAN PROJECT BOUNDARY



1

Mater Dolorosa Retreat Center

2

LA County Flood Control District

3

Specific Plan Area, Project Site

Zone ¹	Land Use Type	Other Uses	Acres (gross)	Dwelling Units
R-1/SP	Residential Low Density; Detached, Single-Family Dwellings	Private Drives, Landscape Areas, Parking	9.19	42
OS	Open Space; Public Park and Open Space Lots	Pedestrian Paths, Natural Features, Landscaping, Play Equipment, Picnic Area and Seating, Parking, Detention Basin and Water Treatment	3.36	-
-	Grading and Landscape Buffer	Walls, Gates, and Landscaping	1.07	-
-	Project Roadways	North Sunnyside Avenue, Carter Avenue, and Streets A, B, and C	3.68	-
TOTAL			17.30	42

Notes:
¹ R-1/SP = Residential Single Family/Specific Plan. OS = Open Space.

Table 3-1: Specific Plan Summary

PROJECT CONSISTENCY



Specific Plan

Zoning: Specific Plan (SP) Residential Single Family Zone (R-1)
 General Plan Designation: Residential Low Density (RL)



Vesting Tentative Tract Map No. 83966

SPECIFIC PLAN CONSISTENCY

Zoning: Specific Plan (SP) Residential Single Family Zone (R-1)

General Plan Designation: Residential Low Density (RL)

The Vesting Tentative Tract Map includes the following — Specific Plan (SP), Residential Single Family (R-1), Open Space (OS) Zones, and Residential Low Density (RL) and Constructed Open Space (COS) Uses.

Zone	Site Development Regulations									Required Parking
	Lot Area Min.	Lot Coverage Max.	Average Floor Area ²	Gross Floor Area Max.	Building Height Max.	Setbacks Min. ³				
						Front Yard	Side Yards	Rear Yards		
								Lots East of N. Sunnyside Avenue	Lots West of N. Sunnyside Avenue	
R-1/ SP	7,800 sq. ft.	50%	3,500 sq. ft.	3,775 sq. ft.	25 ft.	15 ft to main building – 20 ft to garage	5 ft. (each side)	15 ft.	35 ft.	2 enclosed parking spaces per dwelling unit

Notes:

R-1/SP = Residential Single Family/Specific Plan

Min. = minimum; Max. = maximum; sq. ft. = square feet; ft. = feet.

Table 3-2: Site Development Standards Matrix (R-1/SP Zone¹)

VESTING TENTATIVE TRACT MAP NO. 83966

Proposed Lots

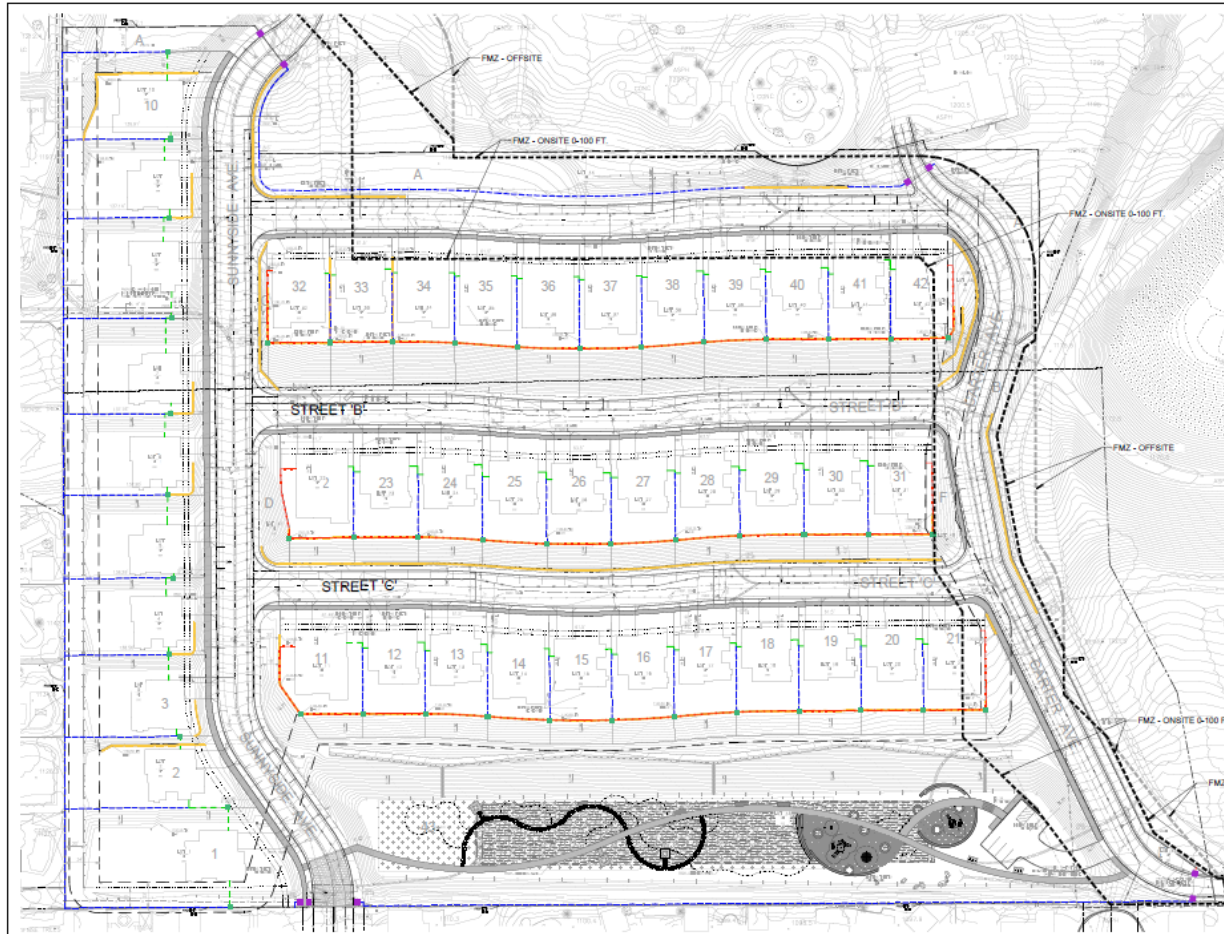
		Minimum Lot Size		Zone	Land Use
		7,800 SF		R-1/SP	RL
LOT	LOT FRONTAGE WIDTH (FT)	LOT AREA (SF)	LOT AREA (AC)	ZONING	LAND USE
1	98.5	21,535	0.49	R-1/SP	RL
2	70.5	11,648	0.27	R-1/SP	RL
3	80.5	11,264	0.26	R-1/SP	RL
4	76	10,519	0.24	R-1/SP	RL
5	82	11,324	0.26	R-1/SP	RL
6	80	11,027	0.25	R-1/SP	RL
7	94.7	13,027	0.3	R-1/SP	RL
8	99	13,586	0.31	R-1/SP	RL
9	77.8	10,661	0.24	R-1/SP	RL
10	86	12,461	0.29	R-1/SP	RL
11	81.5	9,381	0.22	R-1/SP	RL
12	61.5	7,811	0.18	R-1/SP	RL
13	61.5	7,822	0.18	R-1/SP	RL
14	61.5	7,828	0.18	R-1/SP	RL
15	61.5	7,812	0.18	R-1/SP	RL
16	61.5	7,821	0.18	R-1/SP	RL
17	61.5	7,829	0.18	R-1/SP	RL
18	61.5	7,811	0.18	R-1/SP	RL
19	61.5	7,811	0.18	R-1/SP	RL
20	61.5	7,811	0.18	R-1/SP	RL
21	61.5	7,834	0.18	R-1/SP	RL
22	63.5	8,954	0.21	R-1/SP	RL
23	63.5	8,350	0.19	R-1/SP	RL
24	63.5	8,347	0.19	R-1/SP	RL
25	63.5	8,344	0.19	R-1/SP	RL
26	63.5	8,350	0.19	R-1/SP	RL

		Minimum Lot Size		Zone	Land Use
		7,800 SF		R-1/SP	RL
LOT	LOT FRONTAGE WIDTH (FT)	LOT AREA (SF)	LOT AREA (AC)	ZONING	LAND USE
27	63.5	8,346	0.19	R-1/SP	RL
28	63.5	8,345	0.19	R-1/SP	RL
29	63.5	8,350	0.19	R-1/SP	RL
30	63.5	8,350	0.19	R-1/SP	RL
31	63.5	8,348	0.19	R-1/SP	RL
32	61.5	9,239	0.21	R-1/SP	RL
33	61.5	9,256	0.21	R-1/SP	RL
34	61.5	9,255	0.21	R-1/SP	RL
35	61.5	9,249	0.21	R-1/SP	RL
36	61.5	9,253	0.21	R-1/SP	RL
37	61.5	9,255	0.21	R-1/SP	RL
38	61.5	9,249	0.21	R-1/SP	RL
39	61.5	9,254	0.21	R-1/SP	RL
40	61.5	9,256	0.21	R-1/SP	RL
41	61.5	9,256	0.21	R-1/SP	RL
42	61.5	9,218	0.21	R-1/SP	RL
43	N/A	130,940	3.01	OS	COS
A	N/A	46,370	1.06	OS	COS
B	N/A	5,854	0.13	OS	COS
C	N/A	1,380	0.03	OS	COS
D	N/A	3,196	0.07	OS	COS
E	N/A	2,217	0.05	OS	COS
F	N/A	2,438	0.06	OS	COS

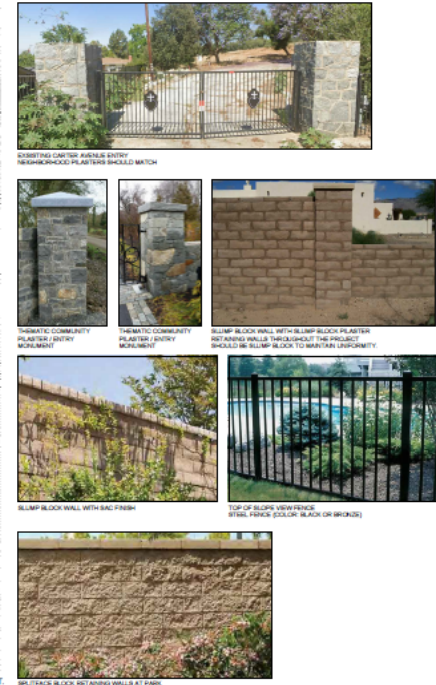
Residential Lot Size Range

7,811 SF
21,535 SF

CONCEPTUAL WALL AND FENCE



WALLS, FENCING, AND COMMUNITY PILASTERS



IDENTIFYING CARTRIDGE JEWELRY ENTRY
REINFORCED CONCRETE PILASTERS SHOULD MATCH

THEMATIC COMMUNITY
PILASTER ENTRY
MONUMENT

THEMATIC COMMUNITY
PILASTER ENTRY
MONUMENT

SLUMP BLOCK WALL WITH SLUMP BLOCK PLASTER
RETAINING WALLS THROUGHOUT THE PROJECT
SHOULD BE SLUMP BLOCK TO MAINTAIN UNIFORMITY

SLUMP BLOCK WALL WITH SAC FINISH

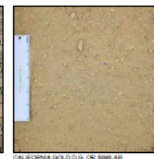
TOP OF SLOPE VIEW FENCE
STEEL FINISH COLOR: BLACK OR BRONZE

SPURFACE BLOCK RETAINING WALLS AT PARK

CONCEPTUAL FENCING SCHEDULE

- SLUMP BLOCK
- SLUMP BLOCK WITH SAC FINISH
- TUBULAR STEEL VIEW FENCE
- RETAINING WALL PER CIVIL PLANS
- SLUMP BLOCK PLASTER WITH SAC FINISH
- THEMATIC COMMUNITY PILASTER / MONUMENT

SITE PAVING



GREY CONCRETE WITH BROOM-FINISH OR SIMILAR

PRE-CAST CONCRETE PAVERS OR COLORED CONCRETE

CALIFORNIA GOLD DUST OR SIMILAR

NO.	DATE	DESCRIPTION



MAJOR LAND DIVISION

CONCEPTUAL LANDSCAPE FENCE PLAN

FOR RESIDENTIAL PLANNED DEVELOPMENT PLANNING
LOCATED IN THE CITY OF SANRA MARINO
IN THE COUNTY OF SAN RAFAEL, STATE OF CALIFORNIA

PROJECT DATE: 09/15/23
JOB NUMBER: 22-017-00

DRAWN BY: JAS
CHECKED BY: AW
DATE: 09/15/23
SHEET 7 OF 8 PAGES

CONDITIONS OF APPROVAL

The Map and Conditions of Approval (“COA”) were reviewed by a California registered Land Surveyor, Civil Engineer and the Public Works, Planning and Fire Department and City Attorney.

- In the event of a conflict between any condition in these Conditions of Approval and the Development Agreement (“DA”), the DA shall control.
- Obtain approval of a Design Review Permit, which must be submitted within 24 months after the Effective Date of the DA, pursuant to DA Section 4(a)(ii).
- This project shall expire 24 months following approval, as provided by SMMC §16.12.100.
- The conditions of approval proposed to be adopted in connection with the proposed subdivision require the proposed project to comply with all applicable provisions of the California Building Code, California Energy Code, California Water Code, California Fire Code, California Plumbing Code, California Electrical Code, California Mechanical Code, and California Green Building Standards Code.

FINDINGS

The Vesting Tentative Tract Map Statute shall comply with the provisions of the Subdivision Map Act (Government Code Section 66410 et seq.) and Title 16 of the Municipal Code. The tentative tract map *shall be denied if any of the following findings are made* (Cal. Gov. Code § 66474):

- (a)** That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b)** That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c)** That the site is not physically suitable for the type of development.
- (d)** That the site is not physically suitable for the proposed density of development.
- (e)** That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

FINDINGS CONT.

The tentative tract map *shall be denied if any of the following findings are made* (Cal. Gov. Code § 66474), continues:

- (f)** That the design of the subdivision or type of improvements is likely to cause serious public health problems.

- (g)** That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

RECOMMENDATION

The City Council may consider:

1. Adopt Resolution 24-12 as presented, recommending approval of the application, subject to the conditions of approval; or
2. Adopt Resolution 24-12 with modifications; or
3. Deny the application, identifying the findings that support the City Council's determination; or
4. Continue the public hearing, and provide direction to staff and applicant.





Thank you.